

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 14, 2015

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Patrick Lytle, Commissioner
April Goshe, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present (arrived 7:06 PM); Chris Geissler, present; April Goshe, present; Patrick Lytle, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 14-04: 222 S. Cook Street Public Hearing Continued from April 9, 2015

Owner: Kevin Carter
222 S. Cook Street
Barrington, IL 60010

Architect: James & Kutyla
410 S. Michigan Avenue Suite 708
Chicago, IL 60605

A motion was made by Commissioner Plummer and seconded by Vice-Chairperson Lytle to continue ARC 14-04 to June 11, 2015.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, yes; Commissioner Goshe, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7 - 0. The motion carried.

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ARC 14-03: 412 S. Cook Street – Final Details

Owner: Lena and Jin Chon
412 S. Cook Street
Barrington, IL 60010

Architect: HBB Architectural (Julie Dunne)
533 North Avenue
Barrington, IL 60010

On March 12, 2015, the ARC approved a Certificate of Appropriateness for 412 S. Cook Street for the expansion of the existing porch and other exterior modifications. The approval was contingent on several conditions and final details.

The Petitioner has modified the porch design and is no longer proposing the original wraparound design. The Petitioner is seeking final details approval of the skirting detail and proposing to add a base to the existing columns in order to lower the porch floor by one step but keep the existing roofline intact.

Ms. Dunne, architect for the Chons, said the Commission has the amended drawings. They will use the columns again, they will drop the porch down one step and put a block under the existing column. This will allow them to put in a full height railing. She asked if the approval they get tonight will allow them to wrap the porch around if they choose to.

Chairperson O'Donnell said yes, they already approved that.

Mc. Chon said they want to have the option of the wrap around or restore the original. The columns are expensive. They may just do the front porch.

Chairperson O'Donnell said they have the option of doing either one.

Ms. Tennant said she will issue a new certificate of appropriateness that says that either option has been approved. There is no expiration date. She asked if the detail on the skirting is acceptable on either option.

Chairperson O'Donnell said yes, both the original plans and the alternate plans are approved.

Ms. Tennant confirmed that the two outside columns shall be reinstalled in the same location. This element should be corrected on the drawings prior to submittal for building permit. There should be no more than 1" of space surrounding the column base on the new base block.

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New Business

ARC 15-06: 148 S. Northwest Highway – Public Hearing

Owner: Mike Abinanti
266 Park Drive
Palatine, IL 60067

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-1 General Business District. The petitioner is proposing to remove the faux roof structures on the front, side and rear elevations, add awnings and remove one door on the rear façade.

Mr. Mark Swanson, architect for the remodeling at 148 S. Northwest Highway, said they plan to remove the black asphalt shed roofs, restore it to the original brick, and remove the shutters.

Commissioner Lytle asked if they will match the drawing.

Mr. Swanson said they will.

Ms. Tennant said they are subject to a final detail if it is different.

Commissioner Goshe asked what they will do after he takes off the shutters. It will need to be cleaned up.

Mr. Swanson said the north needs cleaning; there is mold. They will probably do a light acid wash to clean up.

Commissioner Lytle asked about the gutter material, is it k-style.

Mr. Swanson said they will match the gutter that is on the side, a k-style.

Commissioner Lytle asked about the awning.

Ms. Tennant said they will have an awning permit.

A motion was made by Commissioner Geissler and seconded by Commissioner Plummer to approve ARC 15-06, a Certificate of Approval for alterations to a property in the B-1 General Business District.

The petitioner is proposing to remove the faux roof structures on the front, side and rear elevations, add awnings and remove one door on the rear façade.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7 - 0. The motion carried.

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ARC 15-07: 413 S. Hough Street

Owner: Sherry Fisher
413 S. Hough Street
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing aluminum siding as well as the original wood siding underneath and replace with new cedar siding. The Petitioner is also proposing to modify the skirting under the front entrance and add headers to the existing windows. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Fisher, with her contractor Steve Reidl from Windy City Contractors, said she has lived in Barrington for 24 years on a teacher's salary. She has wanted to restore her house but could not afford it. After last year's hail storm, insurance company inspected her home and she qualified for a new roof as well as new siding on two sides of her home. She wants to remove the aluminum siding, insulate the house and wrap new cedar siding on top of that. Her house is drafty and she has freezing pipe issues. She is concerned because she cannot afford the project without insurance. She does not want to put too much money into a small home. She saw a neighbor's house being renovated by Windy City Contractors, so she called them to work on her project. She is hoping that the Commission will grant her a Certificate of Appropriateness.

Chairperson O'Donnell said the Commission's charge is to try to maintain historic material. They will need to investigate what the siding is like underneath. If siding is not salvageable, they will be able to replace that section, otherwise they will need to restore the old wood siding.

Mr. Reidl said that with aluminum siding they are not able to take off a small section. The Staff Report is inaccurate. The request never mentioned removing the wood siding. If they try to remove the old wood siding there are issues with the EPA and lead safe. The old wood will splinter. The only way to keep cost down is to use new wood or scrape the old wood down and paint. Windy City did a project at 135 W. Russell last year, and it now fits in with the Historic District.

Vice-Chairperson Coath asked Ms. Tennant if she was aware of the project at 135 W. Russell.

Ms. Tennant said she would need to look it up. It did not come before the ARC.

Vice-Chairperson Coath said the ARC's task is the preservation of these homes in the Historic District, preserving non-renewable cultural resources and materials. Many petitioners have restored their siding.

Ms. Fisher asked why 135 W. Russell is different. They applied for a permit and received one.

Ms. Tennant said that Staff cannot grant something that goes against the guidelines and that is why they were told that they had the right to petition the ARC.

Commissioner Goshe asked if they pulled off the aluminum siding and what is underneath is in decent shape, will the insurance pay for a refinishing process.

Mr. Reidl said that insurance will pay replacement cost of the aluminum siding. She can use the insurance money to upgrade, but she will pay the difference.

Commissioner Goshe said that maybe it would be a benefit to not have to pay for new material for the whole house, she can restore the existing.

Commissioner Plummer said the Commission has a list of rules and regulations and that is what needs to be discussed.

Commissioner Lytle said that layering of insulation and new wood siding will change the profile. They will need to see how the siding will butt up to the windows, etc.

Chairperson O'Donnell said without seeing the siding, the Commission would not allow them to take it off. They cannot set precedent.

Commissioner Lytle thinks it would be more economical to take off the aluminum siding and treat the old wood siding rather than covering it up with layers of insulation and more siding.

Commissioner Kozak said it sounds like the petitioner is convinced that the siding underneath will not be acceptable.

Chairperson O'Donnell said that they cannot make a decision until an expert looks at the siding underneath.

Mr. Reidl said that taking off the old paint will be costly, as he has to abide by EPA standards.

Vice-Chairperson Coath said he does not believe the Commission would agree to layering over the existing because it changes the elevation of the details.

The petitioner will pull away a section of siding to see what the condition of the siding is underneath. Staff and a couple of Commissioners will also investigate the siding. If the siding is not in good condition, the Commission will need a detail of what they are proposing to do before they can make a decision.

A motion was made by Commissioner Geissler and seconded by Commissioner Plummer to continue ARC 15-07 to June 11, 2015.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7- 0. The motion carried.

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Ms. Tennant said that there was an awning proposed for 337 W. Main Street that Staff feels is awkward architecturally and requested that it be referred to the ARC.

Mr. Lee Ford, contractor for 337 W. Main, was present to discuss an awning for Barrington Day Spa.

Vice-Chairperson Coath asked if the reason for the awning was more signage.

Mr. Ford said that yes, she wants more identity on the building.

Commissioner Lytle said you don't typically see an awning over a bay window.

Vice-Chairperson Coath said it should be three separate awnings.

Mr. Ford will show the Commission's suggested changes to the business owner.

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Approval of Minutes

March 12, 2015

Commissioner Plummer made a motion to approve the March 12, 2015 meeting minutes, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

April 9, 2015

Commissioner Kozak made a motion to approve the April 9, 2015 meeting minutes, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.


Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Vice-Commissioner Plummer seconded by Commissioner Lytle to adjourn the meeting at 8:48 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant

A handwritten signature in black ink, appearing to read "Marty O'Donnell", is written over a horizontal line.

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: